

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
June 19, 2015

The Board of Director's Meeting was called to order at 9:30 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey, Don Bushell, Ryan Tseng and via teleconference Lisa Portnoff. Also attending: Alan Aegerter, Manager and six homeowners.

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Ryan Tseng to approve the minutes of the May 22, 2015. APPROVED by a 5-0 vote.

Financial Report: The January-May 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$34,235 negative to budget. This is due to the \$17,000 cost to re-landscape the main terrace planter and create a BBQ area on the east side of the building, \$3,200 for new permit fees for our recently installed emergency generator and L&R dues and payroll line items that will level out over the year. It was discussed with the owners present that monies not spent in 2014 were used to fund the \$17,000 new main terrace plantings and our new BBQ area. Our CPA will note this during the 2015 annual audit.

Our Reserve Fund remains as scheduled with \$342,490 currently in this fund with expected expenses of \$199,425 for our new emergency generator and continuing epoxy lining of our drain pipes with NuFlow.

The Manager presented our financial audit for 2014 performed by A.M. Owens & Co. MOTION by Richard Ramsey, 2nd by Lisa Portnoff to accept the audit. PASSED by a 5-0 vote.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 86 for June.

We experienced no plumbing leaks; however we experienced one overflowed bath tub since our last meeting.

Remodels; the following units are completed: 109, 305, 306, 401, 408, 605, 906, 1004, 1403 and 1504. The following performed some type of allowable summer work (carpet installation, window coverings, painting, appliance installs, stone cleaning, new cabinet doors, etc.): 109, 202, 305, 505, 605, 804, 906, 1101, 1601 and 1609.

The Board discussed the NuFlow camera inspection work and the monies the Association paid to repair the access holes. Our contract calls for NuFlow to make the drywall patch and for the Association to be responsible for finish paint and wallpaper. The Board feels we should be reimbursed as the camera inspections were required as we experienced some defective lining. The Manager was directed to calculate our costs and ask the NuFlow Management to provide us a credit on our next phase of work.

Staff installed the new circulation motor for the cooling tower/unit heat pump system.

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate. Energy consumption tests have been done on the current pumps and the data turned over to SDGE. SDGE has assigned us a new project lead and we are waiting for that person to get caught up on the project.

Neal Electric completed the testing of our emergency generator on the roof and provided maintenance training to our staff.

Our No.1 elevator car was evaluated by OTIS Elevator Company after reports of faulty operation. OTIS has recommended additional tests before we add weight to the cars counterweight. We are waiting for a schedule from them now. We received a quote for counterweight repairs for \$65,789. The Manager will get additional bids for our next meeting.

Committee Reports

Recreation Sharon Lapid reports the new tennis programs are underway. Senior aerobics have been extended to July 22nd. They will host water activities on the Roeder lawn this summer using recycled water. This committee is discussing how to better enforce the “quiet” pool rules.

L&R Sharon Lapid reports the Health Club renovation was completed under budget (\$689K spent with a budget of \$728K). With the purchase of additional equipment the total came to \$809K. Violations were down in May. There will be Pool Monitors at the pools beginning Saturday June 20th and lasting through Labor Day. The Shores celebration of the City’s 125th “birthday” has been postponed to September. The MTS bus stop was discussed and no formal position by L&R was taken. There will be a budget workshop for the 2016 L&R year on Friday July 17th at 9:00 am. They have extended an offer to a candidate for L&R General Manager and hope that person can start July 1st.

Landscape Brent Yoder provided a written report noting the palm trees in the south parking lot were not trimmed during the last tree-trimming. Their consultant advised the coral trees in front of La Princesses are structurally damaged as a result of being poisoned and recommended the removal of these trees. MOTION by Sharon Lapid to allow the removal of these damaged trees, 2nd by Richard Ramsey. VOTE 5-0 in favor to remove them. This committee continues to study changes that would lower our water usages

Facilities Sharon Lapid reports they are building an outdoor counter at the Beach Club for drinks only.

Beach Club Elaine Marcus provided a report noting the Fashion Show will be in August. The Committee is seeking a Designer to assist them with making sure minor changes (i.e. the removal of booths to allow for a portable bar) are done with a total design concept in mind. Sharon Lapid reported that at the L&R meeting the next day, \$9K was approved to hire Charlotte Jensen for this design consulting work.

Insurance No report.

Enforcement No report.

Community Alliance Sharon Lapid reported they are studying the use of fire rings at the south beach and new signage on Avenida de las Arenas for left-hand turns.

Unfinished Business

TV services bulk contract. Proposal options from DISH were reviewed. MOTION by Don Bushell, 2nd by Richard Ramsey to contract TV services with DISH. VOTE 5-0, motion passes. MOTION by Don Bushell to not include internet with the bulk contract. Died for lack of second. Motion by Ryan Tseng, 2nd by Richard Ramsey to include internet with the bulk contract. VOTE 4-1 (Don Bushell opposed), motion passes. MOTION by Richard Ramsey, 2nd by Ryan Tseng to accept Option 2 bulk TV services for 3 years from DISH (includes current 250 channel programming, HD, full room-to-room DVR for two receivers and 25Mbps internet) for \$49 per month per unit. VOTE 5-0, motion passes.

New Business

Allowable remodel work. The Board discussed the allowable unit work and decided to address this in more detail at our next meeting. The concern is additional noise and dirt from non-construction work such as painting, carpet installation, installing window coverings/shades, installing shower hand-rails and lighting replacement.

Hard surface flooring. The Board discussed the effects of so much hard surface flooring replacing carpet during remodels and the increase of noise transfer to surrounding units. It was agreed to discuss at our next meeting.

Homeowner Comments

Laura Smith, Unit 106, wrote to the Board in support of keeping the MTS 904 bus stop at its current location on Avenida de las Arenas.

Darrel Tannatt, Unit 206, wrote to the Board to support the re-location of the 904 bus stop to an area in front of the Community Center.

Tawfik Rizkallah, Unit 1505, asked the Board to ban bike riding in the garages due to safety concerns.

Jeannie Friedman, Unit 703, asked the Board to not allow any unit work during the summer months. She also asked to create a monthly fee for those residents that have dogs to offset the additional maintenance they cause.

Kathy Solovay, Unit 1609, asked the Board to support the placement of a parking control officer at our south campus swing gate to prevent un-authorized entrance.

The next Board of Directors meeting will be Friday July 24th at 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 11:35 am.